

Hyde Park City Council Meeting
113 East Center Street
Hyde Park, Utah

July 13, 2016

The Hyde Park City Council meeting of July 13, 2016 began at 6:00 pm and was conducted by Mayor Bryan Cox.

WORKSHOP – Master Road Plan

City Officials Present: Mayor Bryan Cox, Council members; Mark Hurd, Bob Christensen, Bret Randall, Sharidean Flint, and Charles Wheeler. Planning and Zoning members; Mark Lynne, Reed Elder, Melinda Lee, Brandon Buck, and City Recorder; Donja Wright.

Others Present: Jeff Gilbert,

Discussion on the Hyde Park City Master Road Plan: Jeff Gilbert delivered a presentation to the City Council and Planning and Zoning Commission in an effort to help create a Master Road Plan that works for the City, County and UDOT. He recommended that during the planning stages, the Council and Commission avoid thinking of Hyde Park as an island, rather how the City fits in regionally. Work with North Logan and Smithfield to make sure that our road plans work together.

Mr. Gilbert discussed the Council of Governments (COG) Grant funding. Funding is determined by the hierarchy of the road. The Regional Transportation Plan lists high priority roads and the years projected to complete those roads. COG Grants are issued based on this list and determined by a Council of the Mayors. Spot improvements will be considered with a cap of \$200,000. If a project is not on the plan, it is updated every 4 years and new projects can be added. COG funding may be revised to only include a ROW purchase, asphalt, and sidewalk or shared path.

Mr. Gilbert recommended that the Council make it a priority to complete the Hyde Park to Smithfield transition from 1200 East North Logan by 700 East Hyde Park. This road is very important to bringing traffic north and south to and from Smithfield. He discussed that 3100 North and Hyde Park Lane are the key East to West corridors.

Mr. Gilbert said that if growth continues, highway 91 will no longer be able to handle the traffic. The plan is to eventually widen a 6 lane road through Hyde Park and he recommended that the City start looking for ways to accommodate for that. JUB did a study and devised a plan for accesses onto the highway. UDOT uses this plan when they determine access points. They are willing to negotiate but Mr. Gilbert recommended that the Council review JUBs plan and come to an agreement so everyone can proceed.

CITY COUNCIL

City Officials Present: Mayor; Bryan Cox, City Council members; Mark Hurd, Bob Christensen, Bret Randall, Sharidean Flint and Charles Wheeler, Planning & Zoning members; Mark Lynne, Melinda Lee and Reed Elder, and City Recorder; Donja Wright.

Others Present: Ann Cheney, David Cheney, Dave Rayfield, Lisa Welsh, John Kapp, Larry Rupp, Ty Rupp, David Hancey, Mike Cooper, Ranae Randall, Tom Blotter

Prayer or Thought: Council member Hurd

Pledge of Allegiance: Mayor Cox

Adoption of Agenda: Council member Christensen moved that the Hyde Park City approve the agenda for the July 13, 2016 City Council meeting as presented. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Review Financials: The City Council reviewed the June financials.

Citizen Input: None

Public Hearing regarding the proposed creation of the Cache Water District in Cache County: Bryan Cox read the declaration outlining the process for the creation of a district. Dave Rayfield approached the Council and the Citizens and read the required Purpose statement. He said the district would help in planning for and facilitating a long term stabilization plan. The district would be involved in water conservation and education. They would also help with water management, policies, ordinances and grants. All members of the board will be elected and then 1 representing the Cache County Council will be appointed. To begin with the district will be a tax neutral situation. The Mayor invited the Citizens to ask questions.

Larry Rupp approached the Council and informed them that he works with a lot of water conservation projects around the state. He is in favor of the district. He requested more information on how the board will be elected. Mr Rayfield informed him that initially elected officials will be appointed by the City. The next set will be elected in a public election.

Ann Cheney asked how it will be funded. Mr. Rayfield informed her that initially the funds will be transferred from another account. Once the board is in place and operational, they will be tasked with determining where the funding comes from. If the board determines that an additional tax is needed, the maximum amount that they can request is capped a \$2.00 per household per month and would need to go through the truth in taxation process. If Hyde Park needs funding, the board will be able to help the City seek grants and loans.

Tom Blotter informed the Council that he is a rancher with several water rights. He asked how additional government control will be advantageous to him. How will creating another governmental entity restrict his control of the water rights that he currently has? In Idaho the utility company owns about 70% of the water. He asked how the district plans on working with Bear River. Mr. Rayfield informed Mr. Blotter that if you do not use your water rights, you lose them. The district will create a water bank so they can show beneficial use and therefore the water can't be taken away. The Mayor informed the Citizens that he had a meeting with all the Mayors and Lyle Hillyard. Mr. Hillyard informed them that Cache County wants to be on the board with other Conservancy Districts from thru-out the State. to discuss water. The only way we have a say is to create this district.

Craig Peterson informed the Council and the Citizen that all of the water in Cache Valley has been judicated. The district will help find water and help citizens apply for that water.

Tom Blotter asked if the district will help develop more water. Mr. Rayfield informed him that the district will be tasked to look into things like that.

The Mayor Closed the Public Hearing

Discussion on the path and open space requirements in the Northern

Meadows Subdivision: Council member Randall informed the Council that the LUA was tasked to look into development of phases 1, 2 & 3 of Northern Meadows and determine if the path is not opened, does the subdivision still comply with City Ordinance. The LUA determined the following:

- *Phase 1 and 2 were developed under the Planned Residential Subdivision ordinance for A-1.*
- *There were a total of 22.13 acres and 22 lots developed.*
- *In calculating the allowed lots according to the Planned Residential Subdivision, times the number of acres by .86.*
- *In the case of the Northern Meadows Subdivision this would allow 19 lots.*
- *Mr. Cooper is required by ordinance to provide usable, public open space within his subdivision or use the bonus density option in order to get additional building lots.*
- *If the trail is eliminated and access to the open space is abandoned, Mr. Cooper must use the option of bonus density.*

The LUA recommends that the City Council follows the ordinance and requires the trail to be improved and accessible to the public or Mr. Cooper will need to use the Bonus Density option and provide money for parks to be improved elsewhere in the City.

Mike Cooper approached the Council and informed them that the problem with the bonus density option is that in the City Ordinance it only allows 6 acres per PUD and that has been maxed out. As recorded, the open space is private open space. Legally you can't take public into private space. Turning the private space into public, would mean that the City would have to maintain it and the City does not want to do that. The intent of the open space being placed in Phase3 was to offer a buffer to the 55 plus community. Council member Randall informed Mr. Cooper that the subdivision become noncompliant by not making the open space accessible to Phase

1 and Phase II. Council member Hurd questioned what ordinance the LUA referenced when they determined that this was a violation. Mr. Cooper informed the Council that he understands that he committed to things at the beginning of the project that no longer make sense. He requested that the Council use some compassion and common sense when they listen to the actuality of the situation. Phase 1 and Phase II have HOAs. He has met with both of those HOAs and they have taken a vote and they do not want to pay to maintain the trail and therefore do not want the trail opened to them. The City is requesting that he makes an access to phase 1 and II and the citizens of those phases do not want the access. The Legends at North Park is willing to maintain the trail but not if it is opened to the public. It was always intended to be private. Mr. Cooper questioned how he was violating City Ordinance when the required open space still exists. Council member Randall informed Mr. Cooper that the City has an ordinance and the City Council needs to comply with the zoning ordinance. The Council recommended that this issue go back to the LUA so they can review and cite the ordinance and possibly find a solution that will benefit the community. Mr. Cooper asked the Council if they could work with haste as he needs this resolved quickly so he can put this bed and sell some houses.

Consider a resolution authorizing the execution and delivery of a notice of impending boundary action with respect to the North Park Police Agency: This resolution is a formality to submit to the Lieutenant Governor's Office. Council member Christensen made a motion to approve a resolution authorizing the execution and delivery of a notice of impending boundary action with respect to the North Logan Police agency. Council member Wheeler seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Consider an operating agreement between Hyde Park City, Logan City, North Logan and the Hyde Park Canal Company. Council member Wheeler made a motion to continue this discussion when the final draft is complete. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Departments:

Parks: Council member Wheeler informed the Council that he is working with several Eagle Scouts on projects. They are working on staining the Lee Park Pavilion, making improvements on the corner of Lion's Park by Krebs home, installing benches.. A YSA group will be doing a project to clean up and install bark at Lion's Park along the trail adjacent to the Kreb's property. Council member Wheeler informed the Council that he is still waiting for final agreements from the State and Landmark Engineering before he approaches the property owners to the east of the LeGrand Johnson property the City purchased. Council member Wheeler expressed his concern about how the City would pay for additional property. The new park will act as a retention pond for the east side of

the City; therefore, storm water funds will be used for maintenance and repair. It is also possible that when a subdivision goes in east of that property, the City would require green space creating an opportunity to use bonus density funds would help defray the cost of the additional property..

Sidewalks: Council member Wheeler informed the Council that he will be getting bids to put in sidewalks around the City based on the trails and sidewalks plan.

Roads: Council member Christensen informed the Council that road projects will begin around the 1st of Aug. The new employees have been a great additional to the public works team. Fireworks will be picked up on the 21st.

City Celebration: Council member Hurd asked how many Council members would be participating in the parade. He determined that they needed 2 side by sides. Reed Elder informed the Council that he would supply those. The Council discussed transportation for the Grand Marshall. Council member Hurd said that he would talk to them and locate transportation. He informed the Council that he has a citizen that is interested in doing a Cycle cross event. He did it a few years ago and offered to do it again. The Council was in favor.

Council member Randall informed the Council that he is ready for the fun run. He has been collecting gift cards and gifts.

Admin: The Mayor informed the Council that the City attorney, Bruce Jorgensen passed away. Jonathon Jenkins has been notified that he will be representing the City. Fire Chief, Jay Downs issued fire restrictions for everything East of 400 East. On Aug 2nd, North Park police will be hosting *National night out at the police station*. This will be an interactive meet and greet with activities, hotdogs and treats. The Mayor informed the Council that due to a Doterra Convention, all of the hotel rooms in downtown Salt Lake are taken for League of Cities and Towns. Donja & Susan were able to book some rooms at a hotel in West Valley with a 6 mile commute. There is easy access to Trax. The Council was in favor of staying at the location. The City Party will be held on Aug 3rd.

Executive Session to approve minutes from June 8, 2016: Council member Christensen made a motion to move into an executive session to approve the minutes from June 8, 2016. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Adjourn – 9:02

Donja Wright – City Recorder

Council member Randall made a motion to approve the amended minutes from July 13, 2016. Council member Flint seconded the motion. Council members Hurd, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.